

Section 93 Commercial Transition District - CT

93.1 Purpose

To provide for the development of low intensity commercial, office and service uses that border mature residential areas and in accordance with an approved Area Redevelopment Plan. It is intended that development be sensitive and in scale with the bordering residential area.

93.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Animal Service Facility, Minor • Boarding House • Business Support Service • Child Care Facility • Commercial Business Center, Local • Commercial Business Centre, Minor • Commercial School (up to 10 pupils at any time) • Community Service Facility • Contractor, Limited • Drinking Establishment, Minor • Dispatch Office • Family/Fast Food Restaurant 	<ul style="list-style-type: none"> • Financial Building • Government Service • Health Facility, Minor • Mixed Use Apartment Building • Office, Minor • Parking Lot or Building • Personal Service Facility • Restaurant • Restaurant & Drinking Establishment, Minor • Retail Store, Convenience • Retail Store, General • Retail Store, Second-Hand • Solar Collector <p>(Bylaw C-1260-68-Mar 20, 2017, Bylaw C-1260-124-Oct 19, 2020 and Bylaw C-1260-165-Apr 17, 2023)</p>
93.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Community Outreach Facility • Community Recreation Facility • Drinking Establishment, Major • Equipment Rental and Repair • Essential Public Service • Gas Bar • Health Facility, Major • Home Business 	<ul style="list-style-type: none"> • Multi-Attached Dwelling • Office, Major • Religious Assembly • Restaurant & Drinking Establishment, Major • Service Station • Small Wind Energy Systems • Supermarket • Vehicle Wash, Minor <p>(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020 and Bylaw C-1260-124-Oct 19, 2020)</p>
93.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Funeral, Crematory and Interment Services • Liquor Store 	<ul style="list-style-type: none"> • Public Utility • Retail Store, Cannabis <p>(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)</p>

93.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Front Yard:	3.0m except when adjacent commercial buildings abut the site boundary to form a pedestrian oriented shopping street, a building may be built to the site boundary.
b)	Side Yard:	3.0m
c)	Rear Yard:	3.0m
d)	Building Height (Maximum)	3 Storeys for solely commercial use, 4 Storeys for commercial/residential mixed-use buildings
e)	Floor Area Ratio (Maximum)	Two times site area

93.5 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
- b. The site standards of the CL District shall apply for Commercial Business Centre (Local/Minor);
- c. **Deleted by Bylaw C-1260-31 - August 10, 2015;**
- d. A minimum 4.6m landscaped yard is required along any property lines that abut a residential property and may exceed the landscaping required in Section 93.7. In addition, a solid screened fence with a minimum height of 1.9m shall be provided along the same property lines;

(Bylaw C-1260-79 - February 25, 2019)

- e. No outdoor eating or drinking area shall be located within 15m of the subject property line and adjacent residential property;
- f. No drive-through service window shall be located within 15m of the subject property lines and the adjacent residential property;
- g. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from adjacent sites and public roads;
- h. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

93.6 Overlay Districts **(Bylaw C-1260-90 - May 7, 2018)**

- a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;
- b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan;
- c. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

(Bylaw C-1260-90 - May 7, 2018)

93.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
All Non-Residential Development	10% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)